094.0	0007	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	593,400	/	593,400
USE VALUE:	593,400	/	593,400
ASSESSED:	593,400	/	593,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEMIA RICHARD R JR
Owner 2:	FEMIA KATHLEEN E
Owner 3:	
Street 1:	17 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Asbestos Exterior and 1038 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	167,600	1,600	424,200	593,400
Total Card	0.142	167,600	1,600	424,200	593,400
Total Parcel	0.142	167,600	1,600	424,200	593,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 571.68 | /Parcel: 571.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	61970
GIS Ref	
GIS Ref	
Insp Date	08/16/18

!7770!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	167,700	1600	6,200.	424,200	593,500	593,500	Year End Roll	12/18/2019
2019	101	FV	154,900	1600	6,200.	430,300	586,800	586,800	Year End Roll	1/3/2019
2018	101	FV	154,900	1600	6,200.	321,200	477,700	477,700	Year End Roll	12/20/2017
2017	101	FV	154,900	1600	6,200.	290,900	447,400	447,400	Year End Roll	1/3/2017
2016	101	FV	154,900	1600	6,200.	278,800	435,300	435,300	Year End	1/4/2016
2015	101	FV	145,700	1600	6,200.	236,300	383,600	383,600	Year End Roll	12/11/2014
2014	101	FV	145,700	1600	6,200.	224,200	371,500	371,500	Year End Roll	12/16/2013
2013	101	FV	145,700	1600	6,200.	213,300	360,600	360,600		12/13/2012

PRINT

Date	Time
12/10/20	22:22:46

LAST REV

Date	Time
08/31/18	09:26:53
apro	
7770	

USER DEFINED

Prior Id # 1:	61970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKNIGHT WILLIA	27627-86		8/29/1997		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2011	436	Wood Dec	4,000					
11/23/2010	2336	Siding	11,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	372	PATRIOT
11/6/2000	Hearing Chag		
3/22/2000	Inspected	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	70.	0.98	5									424,200						424,200	

Total AC/HA: 0.14233 | Total SF/SM: 6200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,200 | Spl Credit | Total: 424,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.95240474
Adj $ / SQ:	135.003
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	242845
Depreciation:	75282
Depreciated Total:	167563

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

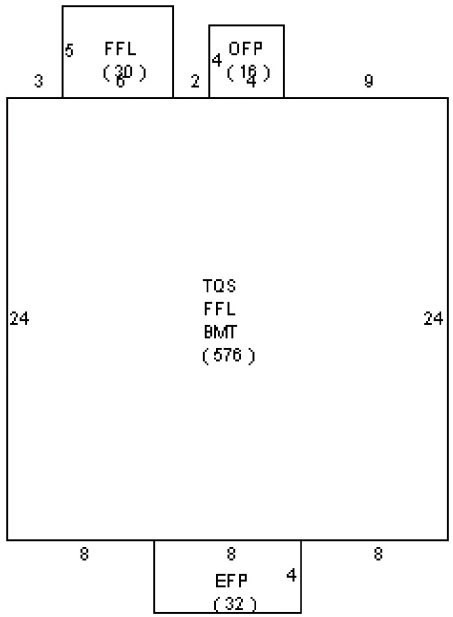
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.00
Special Features:	0	Val/Su Net:	100.84
Final Total:	167600	Val/Su SzAd	161.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	606	135.000	81,812
BMT	Basement	576	40.500	23,329
TQS	3/4 Story	432	135.000	58,321
EFP	Enclos Porch	32	69.140	2,213
OFP	Open Porch	16	41.910	670
	Net Sketched Area:	1,662	Total:	166,345
Size Ad	1038	Gross Are	1806	FinArea 1038

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X14	A	AV	2011	14.93	T	6.4	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600

IMAGE

AssessPro Patriot Properties, Inc